



Viewings by appointment
0207 483 2611

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Harben Road, NW6 4RL

£900 *fees apply



Spacious Double Room in Swiss Cottage Flatshare – All Bills Included!

We have a bright and spacious double room available in a friendly three-bedroom flatshare on Harben Road, Swiss Cottage.

Key Features:

All bills included – no hidden costs!

Superfast WiFi – perfect for working from home or streaming

Fully furnished room with a comfy bed, wardrobe, and storage space

Modern kitchen with all appliances

Great transport links – Swiss Cottage (Jubilee Line) & Finchley Road stations just minutes away

Shops, cafes, and parks nearby – everything you need on your doorstep

Prime location: A short walk to Primrose Hill, Camden, and Hampstead – ideal for city professionals or students.

Looking for a clean, respectful, and easy-going flatmate. Get in touch to arrange a viewing!

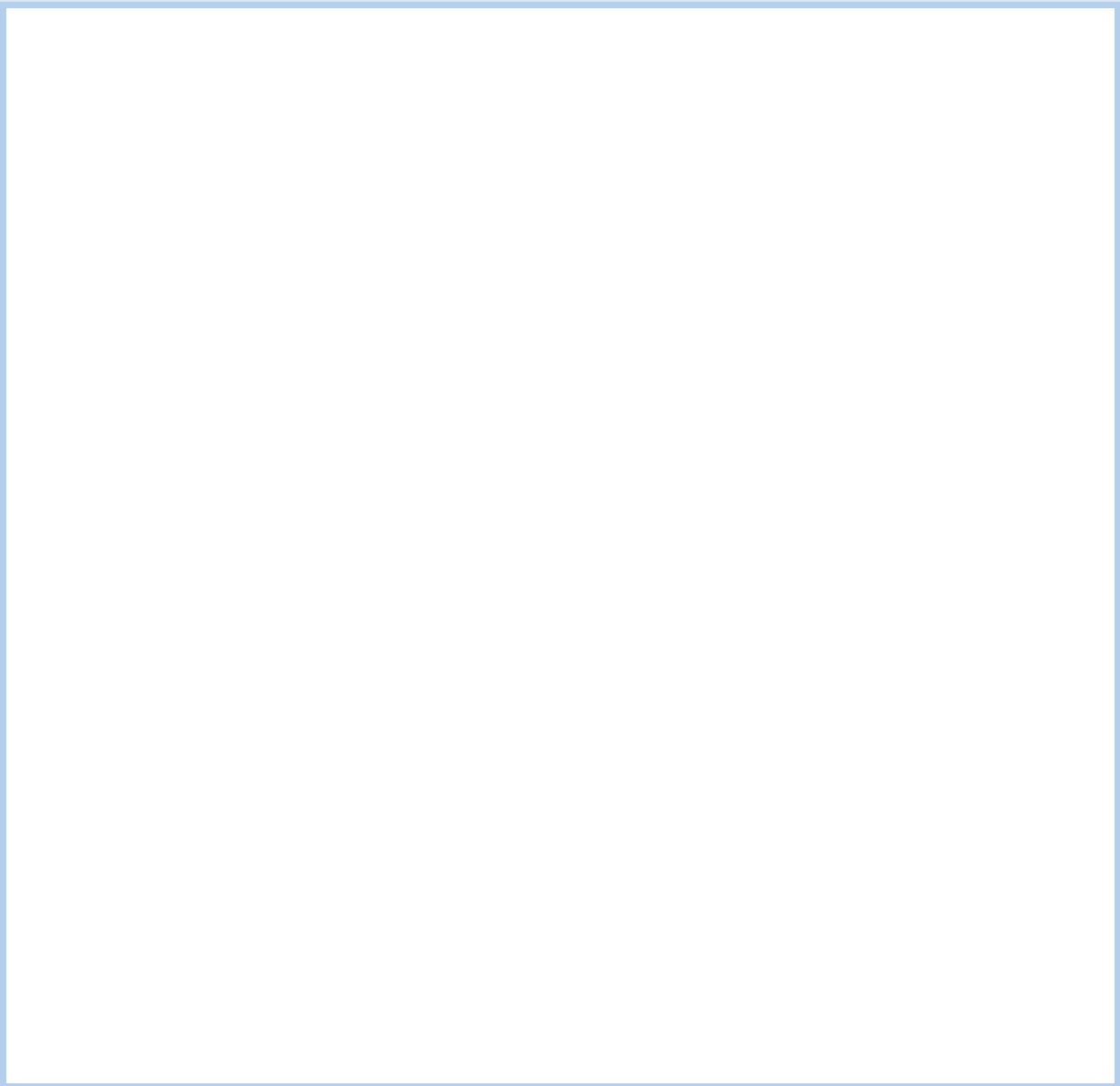
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: C

EPC Rating: D



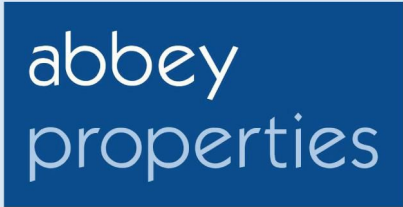
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- Spacious double room
 - Superfast WiFi – perfect for working from home or streaming
 - All bills included
 - Close to tube
-  1  0  1

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		75	(55-68) D		
(39-54) E	56		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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0207 483 2611
7-8 Regency Parade
London, NW3 5EG



*All Fees stated are inclusive of VAT (calculated at 20%)
Referencing Fee: £29.50 per applicant
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
Administration fees: £107 per property

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www.abbeyproperties.co.uk



Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.